

# City of Johnston

## NW 54<sup>th</sup> Court Improvements

### Public Open House

June 21, 2016





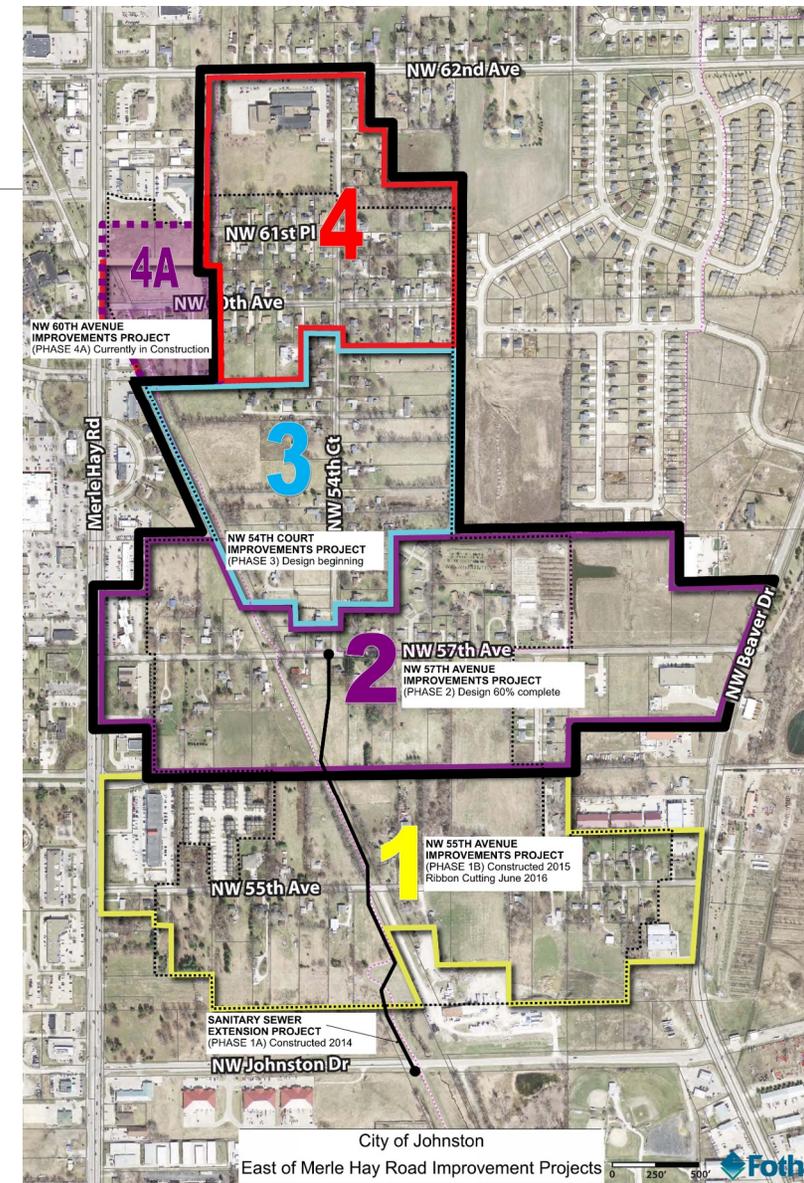
# Agenda

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1. Review East of MHR Planning Phase
2. Present Conceptual Design Development
3. Next Steps - Project Schedule
4. Open Discussion/Feedback on Concepts

# Planning Phase

- Jan-Sept 2013
- 4 neighborhood subareas
- 6 Workshops & 1 Open House
- \$20+ mil of programmed infrastructure improvements
- Phase 3 = \$3.39 mil (est.)



# Methodology of Financing

Type of Project Costs	Financing Tools
Water	Water Utility (All City Rate Payers)
Storm Water	Storm Water Utility (All City Rate Payers)
Sanitary Sewer	Connection Fee
Street Improvements	Special Assessment (Benefited Property Owner) General Obligation (All City Property Taxpayers)
Design, Environmental, Lighting, Sidewalk/Trails, Utility Impacts, Right of Way Costs	General Obligation (All City Property Taxpayers)



# Range of Special Assessments

Street	Project Cost	Eligible Street Special Assessment	32% of Eligible Street Assessment <sup>(1)(2)</sup>			
			Minimum	Average	80%	Maximum
NW 54th Ct	\$ 5,100,000.00 <small>(2013 estimate for NW54th Phase 3 &amp; 4)</small>	\$ 1,488,000.00 <small>(2013 estimate for NW54th Phase 3 &amp; 4)</small>	\$ 806.00	\$ 7,888.00	\$ 10,186.00	\$ 14,623.00

## Range of Special Assessments – Monthly Payment\*

32% of Eligible Street Assessment <sup>(1)(2)</sup>				
Street	Minimum	Average	80%	Maximum
NW 54th Ct	\$ 5.56	\$ 54.47	\$ 70.34	\$ 100.98

\*Approx. based on 15 year payback with 3% Interest

\* Overall project construction costs have increased to \$20+ mil, although Council to-date has held original calculated assessment values from 2013 project planning phase.

(1) All Numbers are **Preliminary** and on a per lot basis

(2) Projected ranges only for Residential Land Classifications



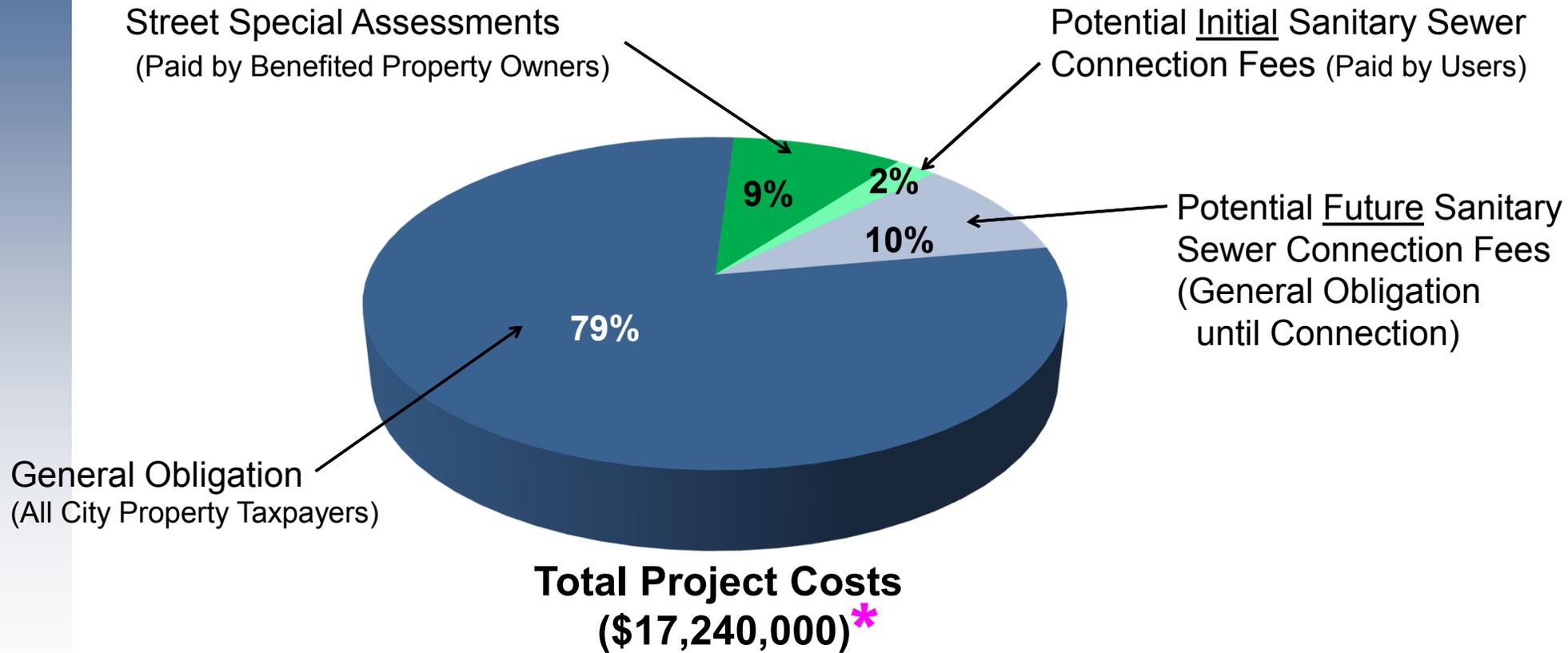
# Sanitary Sewer Connection Fee

Connection Type	Number of Connections
Initial Connections (Current Users)	142
Potential Future Connections	612
Total Connections	754
Total Sanitary Sewer Project Cost (in 2013 Construction Dollars)	\$2,059,000.00
Estimated Initial Cost per Connection (in 2013 Construction Dollars)	\$2,731.00 /each

All Numbers are **Preliminary**



# Summary of Overall Project Financing



\*Overall project construction costs have increased to \$20+ mil.



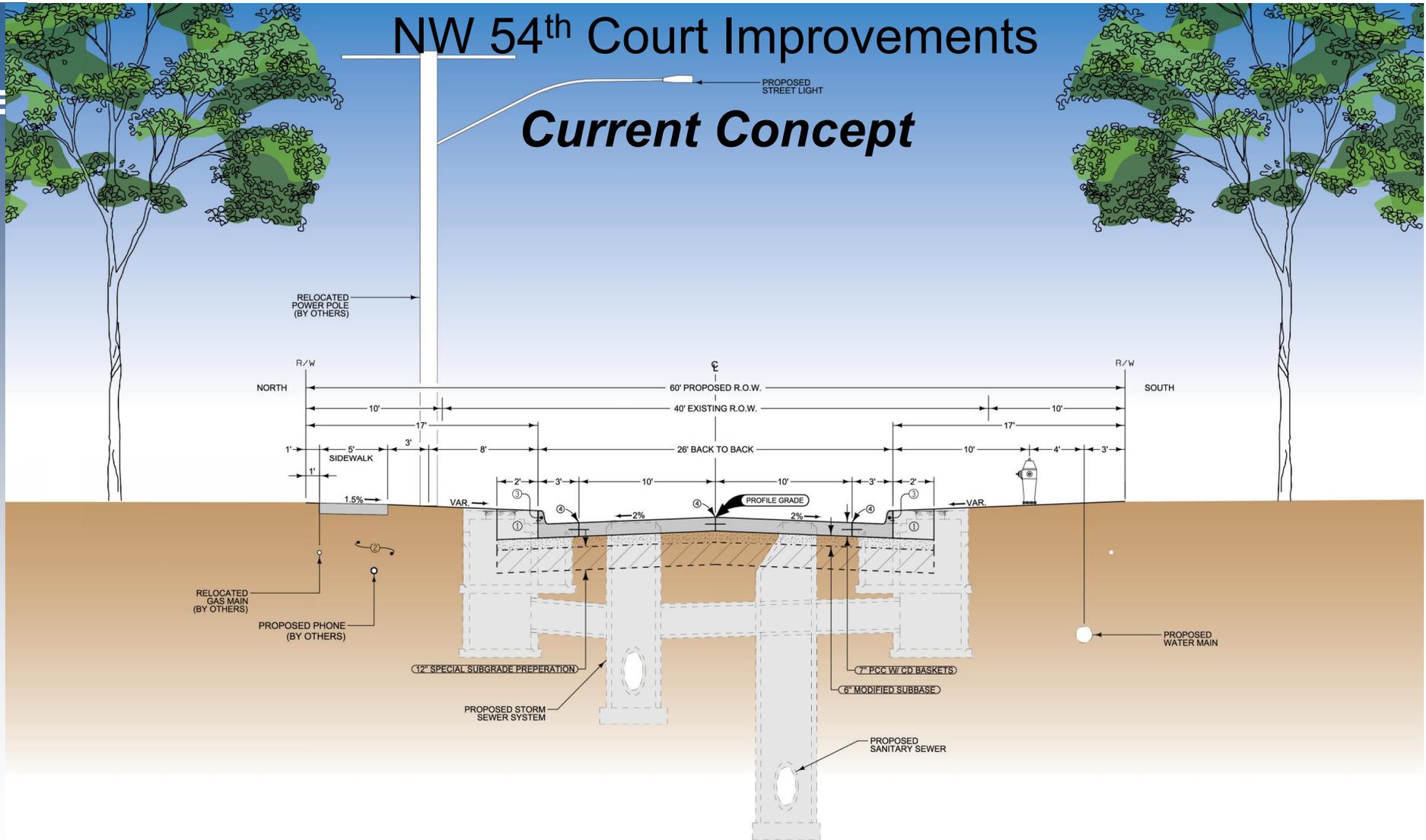
# Comments/Questions?





# NW 54<sup>th</sup> Court Improvements

## Current Concept





NW 55<sup>th</sup> Avenue



# Comments/Questions?



# Conceptual Design – NW 54<sup>th</sup> Ct.



Storm Sewer and Bioretention Basins

# Conceptual Design – NW 54<sup>th</sup> Ct.



Storm Sewer and Bioretention Basins

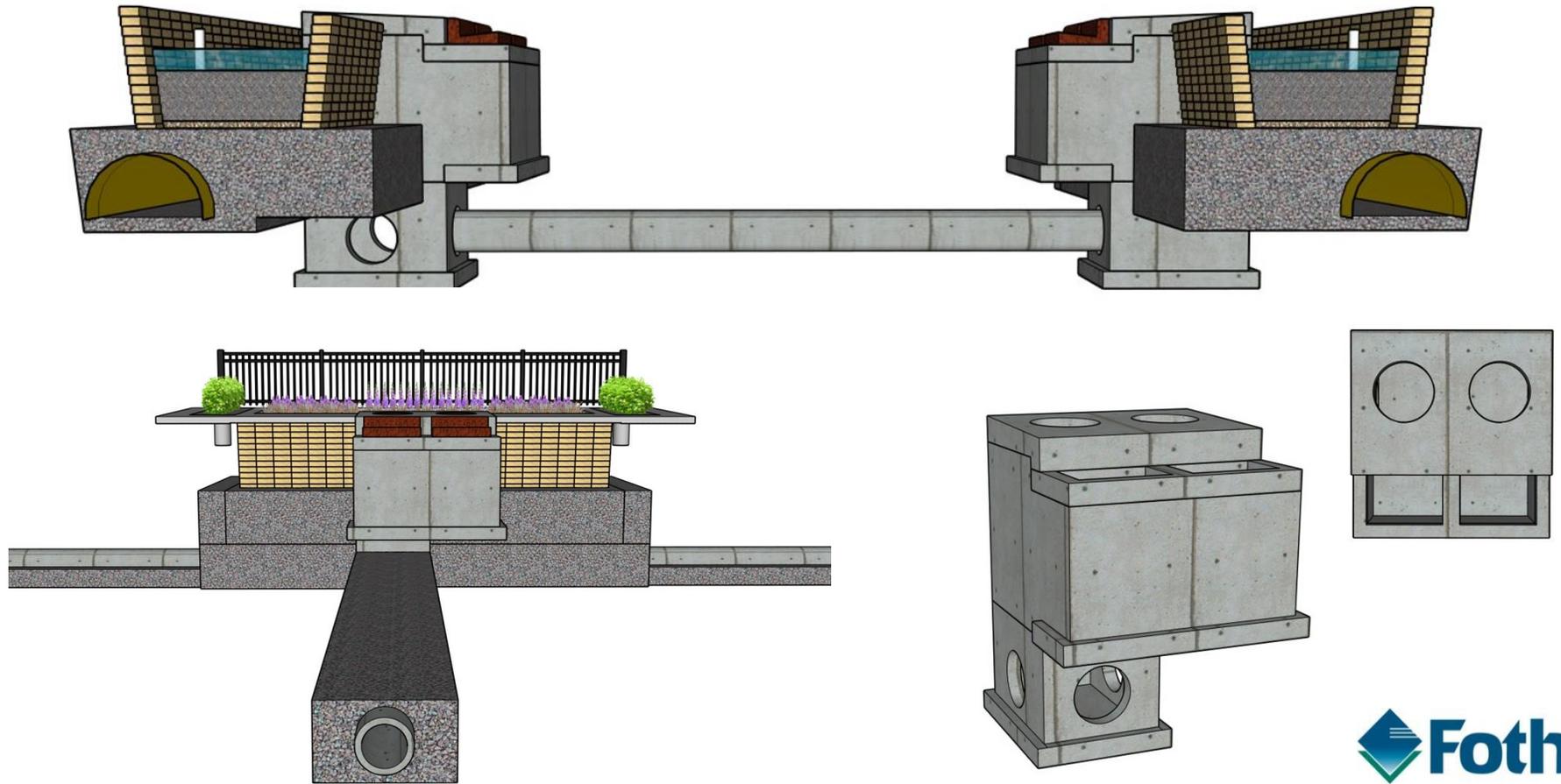
# Conceptual Design – NW 54<sup>th</sup> Ct.



Storm Sewer and Bioretention Basins



# Conceptual Design – NW 54<sup>th</sup> Ct.

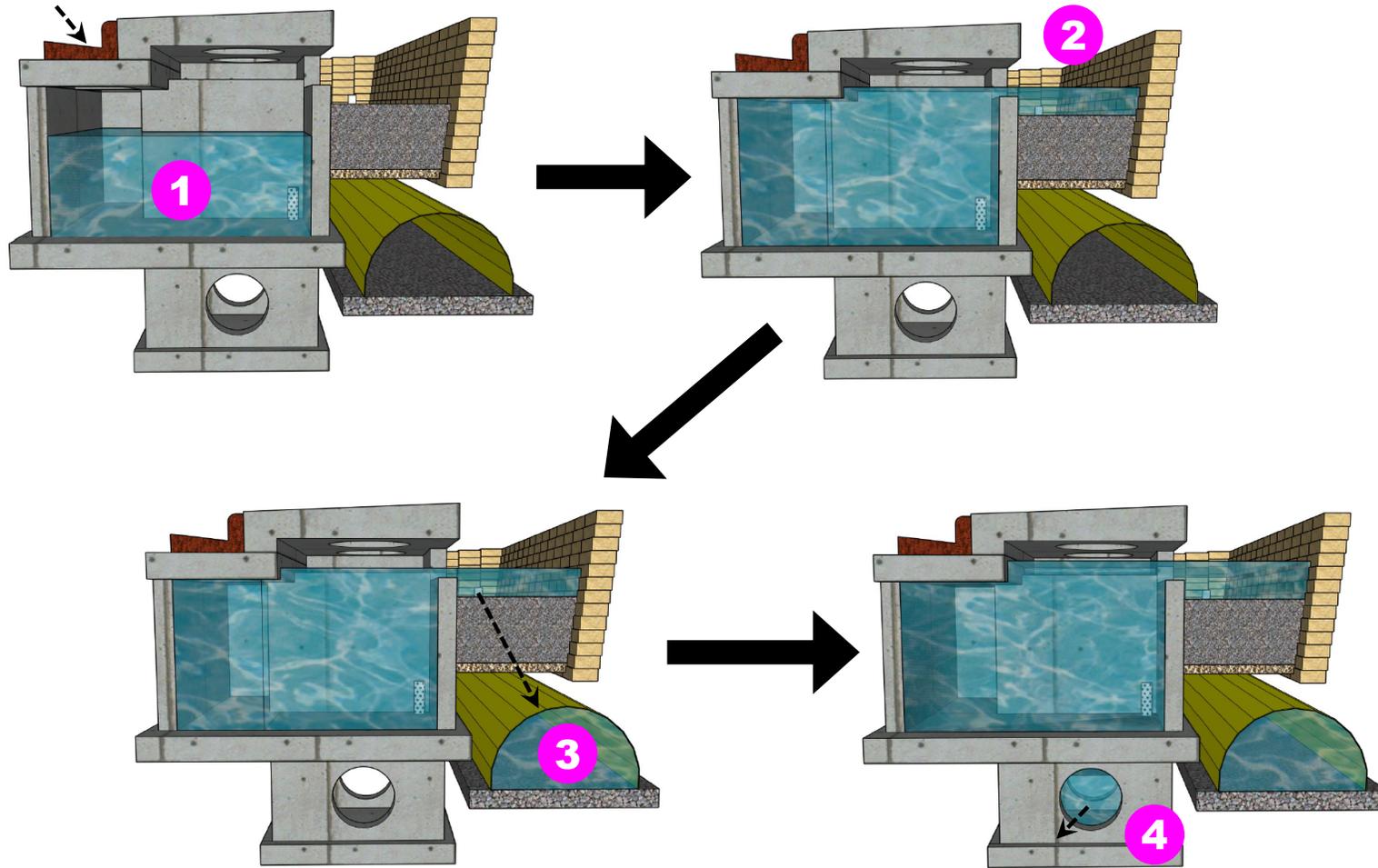


*Johnston*





# Conceptual Design – NW 54<sup>th</sup> Ct.



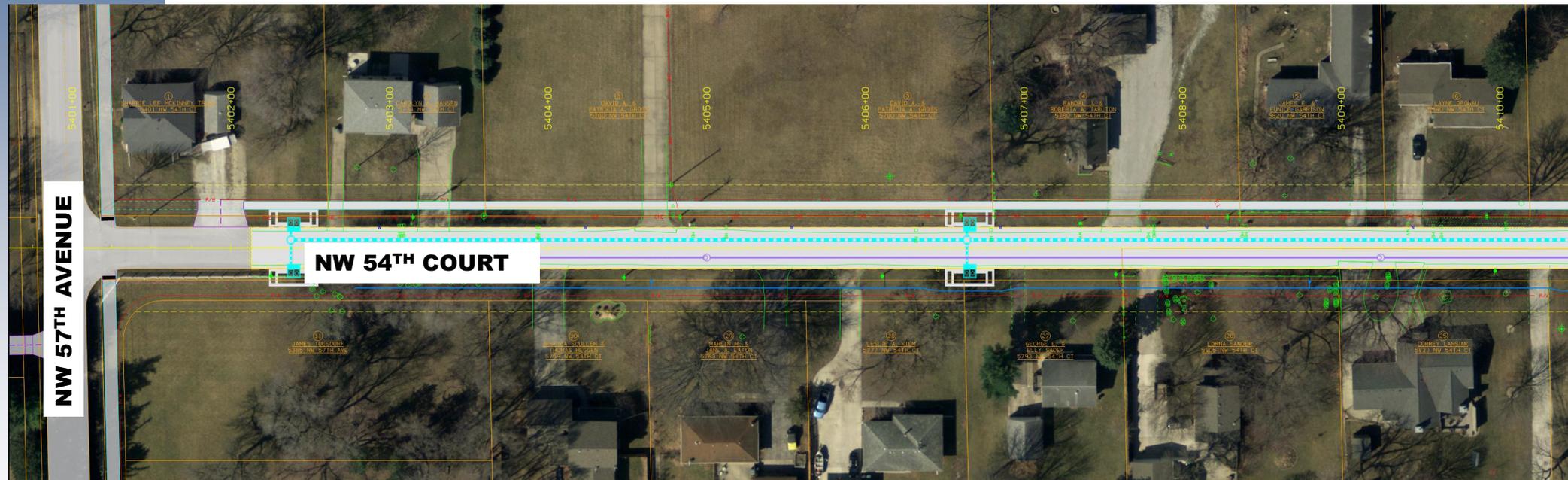


# Constructed – NW 55<sup>th</sup> Avenue





# Conceptual Design – NW 54<sup>th</sup> Ct.







# Comments/Questions?





# Project Schedule

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- **Conceptual Design** (April-May 2016)
- **Preliminary Design** (July-August 2016)
- **Individual Property Owner Meetings** (Sept-Dec 2016)
  - Review specific property related concerns (grading impacts, water/sewer connection locations and other issues)
  - Discuss right-of-way and construction easement needs
- **Utility Relocations** (July-Dec 2017) MidAm, Century Link, MediaCom
- **Final Design Phase** (Oct-Nov 2017)
- **Project Construction** (April 2018 – November 2018)
  - Public Construction Update Meeting (March 2018)

